

Exhibit 7
Computation of Impact Fee Service Units for Plats Recorded
from June 21, 1987 to October 4, 2002

(Derived from City Code Sections 86.291, 86.298, 86.301, 86.331, 86.338 and 86.339)

A. Definitions

(a) In this Exhibit:

Addition means an extension or increase in floor area or height of an existing building or structure.

Bar means a structure where alcoholic beverages are sold for on-premises consumption.

Building permit means any permit issued by the building inspection officer under chapter 14.

Dwelling unit means a room or suite or set of rooms occupied and suitable for occupancy as a family residence and living, kitchen, bath and sanitary facilities, together with appropriate appurtenances to that occupancy.

(1) *Single-family detached dwelling unit* means a building designed for and occupied exclusively by one family which is a structurally separate building on a lot that is unoccupied by any other dwelling unit.

(2) *Single-family attached dwelling unit* means a building designed for and occupied exclusively by one family which is attached to one or more single-family dwelling units along a property boundary.

(3) *Duplex* means a building designed for and/or occupied exclusively by two families living independently of each other. A duplex sharing a lot within another residentially used structure falls under the definition of a multiple-dwelling unit and is not considered a duplex for the purposes of this division.

(4) *Multiple-family dwelling unit* means a building designed for and/or occupied exclusively by two or more dwelling units. Also known as multifamily dwelling unit.

Plumbing permit means any permit issued by the building inspection office under chapter 14 that would result in increased water use.

Remodeling means renovation, alteration or repair of an existing structure that is not an addition.

Residential unit means a dwelling occupied by a person or group of persons. A residential unit is deemed occupied when either water or domestic light and power service is being supplied to it. A townhouse, apartment, fourplex, duplex or condominium, whether of single or multilevel construction, or a mobile home, is treated as a residential unit.

Restaurant means a building or portion of a building where the primary business is the on-premises sale of prepared food, with kitchen facilities for the preparation of the food to be sold.

Service unit (SU) means a unit of development which produces an average anticipated sewage flow of 338 gallons per day.

Structure means anything constructed, erected or artificially built up or composed of parts and joined together in a permanent manner.

Townhouse means a single-family dwelling unit constructed in a series or a group of units having common walls, each on a separate lot.

(b) Definitions not provided in this Exhibit shall be taken from the City Code, when available.

B. Wastewater Service Unit Computations

Part 1. Computation based on uses.

(a) The following schedule shall be used in determining the service units (SUs) for the uses specified:

Type of Use			SU per Unit of Development
(1)	Residential:		
	a.	Single-family (includes duplexes)	1.0/dwelling unit
	b.	Multifamily	0.85/dwelling unit
(2)	Hotel/motels		0.39/room
(3)	Hotel/motels with restaurant and/or bar		0.39/room plus 0.001/sq. ft. of bldg. in restaurant and/or bar
(4)	Hospitals		0.57/bed
(5)	Restaurant/bar		0.001/sq. ft. of bldg.
(6)	Group living quarters (nursing homes, fraternity and sorority houses, and similar uses)		0.28/bed
(7)	Office/warehouse		0.0002/sq. ft. of bldg.
(8)	Industrial		0.0002/sq. ft. of bldg.
(9)	Laundromats		0.22/washing machine
(10)	Carwash		0.70/wash rack
(11)	Hair salons and barbershops		0.35/washbasin

(b) The impact fee for nonresidential users will be considered an initial fee to establish a base usage. An additional annual fee will be charged every January 15, for additional capacity used above the usage base for a period of five years, calculated in gallons per day using the following formula:

$$\text{Average daily usage} - \text{base usage} = \text{Adjustment amount}$$

(c) If the adjustment amount equals a number greater than zero, the annual usage fee is the adjustment amount divided by 300 gallons/day times the IF. At the request of a city sewer service customer, the amount of this annual fee may be paid in equal portions over a 12-month period as part of the customer's sewer service bill.

(d) The assessment of the annual fee will then establish a new base usage equal to the amount determined as the average daily usage during the previous calendar year.

Part 2. New sewer use from existing customers.

When the water and wastewater determines a customer has constructed a new structure on property served by the city's sewer system without having by law to request a building or plumbing permit, the public works director shall notify the customer, in writing, that a capital recovery fee will be derived and charged to the customer as follows:

(1) The impact fee will be based on the difference between sewer usage for the 12-month period following notification and the 12-month period preceding notification.

(2) After notification, the director will maintain records for the 12-month period following notification and the 12-month period preceding notification.

(3) The fee will be derived using the following formula:

$$\text{Service units} = (\text{gallons of sewage in following 12-month period} - \text{gallons of sewage in preceding 12-month period}) \div 109,500$$

$$\text{Amount of impact fee} = \text{IF times service units.}$$

(4) An initial impact fee will be charged to the customer at the time of the notification. The amount of the initial impact fee will be based on an estimate of anticipated sewer usage derived by the director of water and wastewater using available information. After a 12-month period has expired, a revised impact fee bill will be derived based on the formula specified in subpart (a)(3). If the customer overpaid, the amount overpaid will be refunded. If the customer underpaid, any deficiency will be due to the city ten days after final determination and notice of the amount of the deficiency. Both the initial fee and any underpaid amount of the revised fee will be charged to the customer on the customer's utility bill as provided in this chapter.

C. Water Service Unit Computations

Part 1. Computation based on uses.

(a) The following schedule is used in determining the service units (SUs) for the uses specified:

Type of Use			SU per Unit of Development
(1)	Residential:		
	a.	Single-family (includes duplexes)	1.0/dwelling unit
	b.	Multifamily	0.66/dwelling unit

(2)	Hotel/motel	0.25/room
(3)	Hotel/motel with restaurant and/or bar	0.25/room plus 0.001/sq. ft. of bldg. in restaurant and/or bar
(4)	Hospital	0.57/bed
(5)	Restaurant/bar	0.001/sq. ft. of bldg.
(6)	Group living quarters (nursing homes, rest homes, fraternity or sorority houses, and similar uses)	0.28/bed
(7)	Office/warehouse	0.0002/sq. ft. of bldg.
(8)	Industrial	0.0002/sq. ft. of bldg.
(9)	Laundromats	0.22/washing machine
(10)	Carwash	0.70/wash rack
(11)	Hair salons and barbershops	0.35/washbasin

(b) The impact fee for nonresidential users will be considered an initial fee to establish a usage base. An additional annual fee will be charged every January 15 for additional capacity used above the usage base for a period of five years calculated in gallons per day using the following formula:

$$\text{Average daily usage} - \text{usage base} = \text{Adjustment amount}$$

(c) If the adjustment amount equals a number greater than zero, the annual usage fee is the adjustment amount divided by 338 gallons/day times the IF. At the request of a city water service customer, the amount of the adjusted fee may be paid in equal portions over a 12-month period as part of the customer's water service bill.

(d) The assessment of the annual fee will then establish a new base usage equal to the amount determined as the average daily usage during the previous calendar year.

Part 2. Impact fee for new water use from existing customers.

When the water and wastewater director determines a customer has constructed a new structure on property served by the city's water system without having by law to request a building or plumbing permit, the water and wastewater director shall notify the customer in writing that an impact fee will be derived and charged to the customer as follows:

(1) The impact fee will be based on the difference between water usage for the 12-month period following notification and the 12-month period preceding notification.

(2) After notification, the director will maintain records for the 12-month period following notification and the 12-month period preceding notification.

(3) The fee will be derived using the following formula.

$$\text{Service units} = (\text{gallons of sewage[water] in new 12-month period} - \text{gallons of water in preceding 12-month period}) \div 123,370$$

$$\text{Amount of impact fee} = \text{IF} \times \text{service units}$$

(4) An initial impact fee will be charged to the customer at the time of the notification. The amount of the initial impact fee will be based on an estimate of anticipated water usage derived by the director of water and wastewater using available information. After a 12-month period has expired, a revised impact fee bill will be derived based on the formula specified in subpart (a)(3). If the customer overpaid, the amount overpaid will be refunded. If the customer underpaid, any deficiency will be due to the city ten days after final determination and notice of the amount of deficiency. Both the initial fee and any underpaid amount of the revised fee will be charged to the customer on the customer's utility bill as provided in this chapter.